137.0	0003	0003.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 827,800 / 827,800
					USE VALUE: 827,800 / 827,800
					ASSESSED: 827,800 / 827,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BRUNSWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEAL SHAWN E
Owner 2:	NEAL GABRIELA SOL
Owner 3:	
Street 1:	29 COUNTRY CLUB DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARSHALL ELEANOR C -
Owner 2:	-
Street 1:	11 BRUNSWICK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,646 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1760 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7646.000	239,600	3,800	584,400	827,800
Total Card	0.176	239,600	3,800	584,400	827,800
Total Parcel	0.176	239,600	3,800	584,400	827,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.34 | /Parcel: 470.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 88014
GIS Ref:
GIS Ref:
Insp Date: 09/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 137.0-0003-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	239,700	3800	7,646.	584,400	827,900	827,900	Year End Roll	12/18/2019
2019	101	FV	210,700	3800	7,646.	616,900	831,400	831,400	Year End Roll	1/3/2019
2018	101	FV	197,500	3800	7,646.	454,600	655,900	655,900	Year End Roll	12/20/2017
2017	101	FV	197,500	3800	7,646.	435,100	636,400	636,400	Year End Roll	1/3/2017
2016	101	FV	197,500	3800	7,646.	402,600	603,900	603,900	Year End	1/4/2016
2015	101	FV	185,800	3800	7,646.	337,700	527,300	527,300	Year End Roll	12/11/2014
2014	101	FV	185,800	3800	7,646.	329,900	519,500	519,500	Year End Roll	12/16/2013
2013	101	FV	185,800	3800	7,646.	314,300	503,900	503,900		12/13/2012

!10622!

PRINT

Date	Time
12/11/20	00:54:37

LAST REV

Date	Time
01/18/18	09:01:07

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10622

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARSHALL ELEANO	40221-37		7/30/2003		435,000	No	No		
MARSHALL JACK	27714-124		9/29/1997	Family	10	No	No		A

USER DEFINED

Prior Id # 1:	88014
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2003	872	Redo Kit	5,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2017	MEAS&NOTICE	HS	Hanne S
2/5/2009	Measured	372	PATRIOT
11/1/2005	Permit Visit	BR	B Rossignol
12/16/2004	MLS	HC	Helen Chinal
3/31/2000	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/5/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7646		Sq. Ft.	Site		0	90.	0.85	10									584,444						584,400	

Total AC/HA: 0.17553 | Total SF/SM: 7646 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 584,444 | Spl Credit | Total: 584,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325593
Depreciation:	85957
Depreciated Total:	239636

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

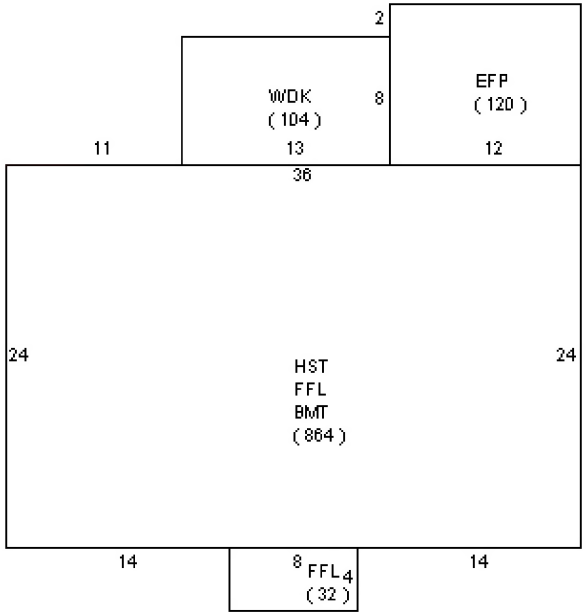
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.33
Special Features:	0	Val/Su Net:	99.17
Final Total:	239600	Val/Su SzAd	180.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	896	140.330	125,738
BMT	Basement	864	48.840	42,194
HST	Half Story	432	140.330	60,624
EFP	Enclos Porch	120	49.410	5,930
WDK	Deck	104	15.460	1,608
Net Sketched Area:		2,416	Total:	236,094
Size Ad	1328	Gross Are	2848	FinArea 1760

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 137.0-0003-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X20	A	AV	1949	24.62	T	40	101			3,800			3,800

More: N	Total Yard Items:	3,800	Total Special Featues:		Total: 3,800